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Ann Arbor

7-story apartment building proposed off Ann Arbor's Broadway Street

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NEW!

By [Ryan Stanton | ryanstanton@mlive.com](mailto:ryanstanton@mlive.com)

ANN ARBOR, MI — Chicago-based Morningside Group has announced plans for the third and final phase of a large-scale housing development in Ann Arbor's Lower Town area.

The [Beekman on Broadway development](#) off Broadway Street has been gradually taking shape in recent years, with a seven-story apartment building complete and a second apartment building next to it underway with ground-floor retail.

The original plans [approved in 2017](#) also included a third building with for-sale condos along Maiden Lane, but [due to slow pre-sales](#) that was put on hold in 2019.

The condo plan is now scrapped and a third apartment building is proposed to replace it.

“We’re shifting gears and recalibrating,” said Morningside’s Ron Mucha.

Morningside is inviting the public to attend a meeting to learn more about the new proposal from 6-8 p.m. Jan. 17 at the DoubleTree by Hilton at 3600 Plymouth Road.



A second apartment building is under construction at the Beekman on Broadway development site in Ann Arbor on Oct. 24, 2022. Ryan Stanton | The Ann Arbor News

The developer is seeking city approval to amend the zoning conditions to replace the 86-unit condo building that was planned with a 206-unit apartment building rising seven stories.

The plan is to make it as architecturally similar to the already-approved project as possible, Mucha said, indicating renderings will be presented at the upcoming meeting.

The new apartment building still would be the same height as the condo building that was planned, and it would maintain the same brown-brick appearance as was previously shown in renderings, though the configuration of the building is changing somewhat, Mucha said.

There no longer would be a first-floor parking level, which means the overall development would have 95 fewer parking spaces, and tenants of the third building would use the parking garage already built for the first two buildings, Mucha said.

With apartments replacing parking on the ground level, and with apartments smaller than the condos that were planned, there's a net increase of 120 additional residences with the new plan.



Beekman on Broadway, 1200 Broadway St. in Ann Arbor on Wednesday, June 22, 2022. Jacob Hamilton | The Ann Arbor News

The first building already constructed includes 254 apartments and the second one expected to be finished by next summer will add 286 more. With another 206 proposed now, that means there would be 746 apartments total on the site.

The new plan also maintains the same approved floor area and setbacks, Mucha said, and the unit mix would be similar to the first two buildings with an emphasis on one-bedroom units and studios, as well as some two-bedroom units.

Most of the apartments would be priced at market rate, though six of the new units in the third building would be designated as affordable housing, Mucha said. There already are eight affordable units in the first building, with seven more coming in the second, with rents priced to be affordable for people earning up to 60% of the area median income.

The apartments so far have been attracting many working professionals, including people who work at the University of Michigan's Michigan Medicine hospital complex down the street, as well as a number of graduate students, Mucha said, adding there also are some undergraduate students, but not many.

The third apartment building would be C-shaped with a courtyard facing Maiden Lane, Mucha said.



A second apartment building is under construction at the Beekman on Broadway development site in Ann Arbor on Oct. 24, 2022. Ryan Stanton | The Ann Arbor News

“We’re very pleased with it,” he said of how the project is evolving and taking shape.

The project also included several public improvements such as new sidewalks, a new walking path and a new roundabout, and addressed pollution on the site, Mucha noted.

“You create this infrastructure and it’s really nice to see people using it,” he said.

Pending City Council approval, Mucha said construction of the third building could start next fall and take about a year and a half to complete.

While the city is pushing for sustainability features such as solar panels and all-electric buildings in new developments, the third building is proposed to have gas appliances and a gas-fired central boiler system because the underground gas infrastructure already has been constructed on the site, Mucha said.

“I’m in favor of a balanced approach and not rushing it,” he said of the city’s [proposal to ban gas in new buildings.](#)

As for plans for solar, he noted there's already a small solar array by the pool built with the first apartment building. There also are two electric vehicle charging stations, he said.

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